001.0	0002	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	868,900 /	868,900
					USE VALUE:	868,900 /	868,900
					ASSESSED:	868,900 /	868,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70	-72	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THE 2005 C & J LLC
Owner 2:	
Owner 3:	
Street 1:	1 CHURCHILL PLACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PIGOTT CHARLES A--ETAL -
Owner 2:	PIGOTT WILLIAM F -
Street 1:	70 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,261 Sq. Ft. of land mainly classified as Res. / Comm. with a Multi-Garden Building built about 1914, having primarily Wood Shingle Exterior and 2429 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	2630.500	229,900	4,600	202,250	436,750
340	2630.500	229,900		202,250	432,150
Total Card	0.121	459,800	4,600	404,500	868,900
Total Parcel	0.121	459,800	4,600	404,500	868,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.72 | /Parcel: 357.7

Legal Description

User Acct 420

GIS Ref

GIS Ref

Insp Date 11/24/17

Entered Lot Size

Total Land:

Land Unit Type:

!41!

PREVIOUS ASSESSMENT

Parcel ID 001.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	013	FV	459,800	4600	5,261.	404,500	868,900	868,900	Year End Roll	12/18/2019
2019	013	FV	355,100	4600	5,261.	404,500	764,200	764,200	Year End Roll	1/3/2019
2018	013	FV	377,700	4600	5,261.	271,600	653,900	653,900	Year End Roll	12/20/2017
2017	013	FV	354,200	4600	5,261.	260,000	618,800	618,800	Year End Roll	1/3/2017
2016	013	FV	354,200	4600	5,261.	236,900	595,700	595,700	Year End	1/4/2016
2015	013	FV	304,300	4600	5,261.	190,700	499,600	499,600	Year End Roll	12/11/2014
2014	013	FV	304,300	4600	5,261.	170,500	479,400	479,400	Year End Roll	12/16/2013
2013	013	FV	317,700	4600	5,261.	161,800	484,100	484,100		12/13/2012

PRINT

Date	Time
12/10/20	15:56:02

LAST REV

Date	Time
09/25/20	10:38:25

mmcmakin

41

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIGOTT CHARLES	1315-147		2/23/2006	Family	10	No	No		LLC name amended with Secretary of State (2/2
	1035-22		8/1/1987		224,900	No	No		D

USER DEFINED

Prior Id # 1:	420
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2009	629	Temp Ten	700					

ACTIVITY INFORMATION

Date	Result	By	Name
9/25/2020	Mail Update	MM	Mary M
5/23/2019	I & E Return	JO	Jenny O
11/24/2017	MEAS&NOTICE	PH	Patrick H
5/8/2017	I & E Return	EMK	Ellen K
5/18/2016	I & E Return	MM	Mary M
8/11/2015	Meas/Inspect	336	PATRIOT
2/23/2009	Meas/Inspect	345	PATRIOT
12/3/1999	Meas/Inspect	201	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5261		Sq. Ft.	Site		0	70.	1.10	11									404,482	340	50				404,500	

Total AC/HA: 0.12078 | Total SF/SM: 5261 | Parcel LUC: 013 | Res. / Comm. | Prime NB Desc: ARLINGTON | Total: 404,482 | Spl Credit | Total: 404,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:	340	Alt %:	50
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08227658
Const Adj.:	0.98990101
Adj $ / SQ:	182.129
Other Features:	111926
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	624684
Depreciation:	164916
Depreciated Total:	459767

COMMENTS

NO LONGER OFFICE - TWO FAMILY.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

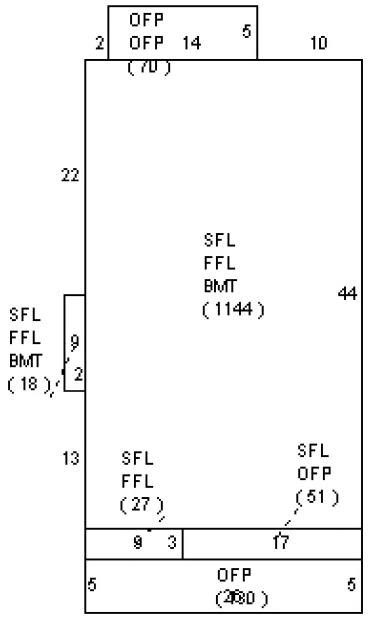
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	2
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	182.13
Special Features:	0	Val/Su Net:	117.54
Final Total:	459800	Val/Su SzAd	189.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,240	182.130	225,840
FFL	First Floor	1,189	182.130	216,551
BMT	Basement	1,162	54.640	63,490
OFP	Open Porch	321	21.420	6,876

Net Sketched Area:	3,912	Total:	512,757
Size Ad	2429	Gross Are	3912	FinArea	2429
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	AV	1930	19.13	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600